



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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County Counsel

July 30, 2008

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Agenda No. 7
01/22/08

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

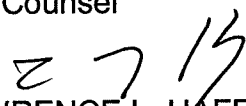
**Re: PROJECT NUMBER R2005-01996-(5)
CONDITIONAL USE PERMIT NUMBER 200500118-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding an appeal of the Regional Planning Commission's approval of the above-referenced permit which proposes a 25-unit senior citizen apartment complex in the Temple City Zoned District. At the completion of the hearing you indicated an intent to approve the permit with modifications and instructed us to prepare findings and conditions for denial. Enclosed are findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

LLH/
Enclosures

HOA.540599.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 200500118-(5)**

1. The applicant requested a conditional use permit to construct, operate, and maintain a 28-unit, three-story, senior citizen apartment building on a total of 29,022 square feet of property. The project proposed two three-story buildings with a mix of 17 one bedroom apartments, 8 two bedroom apartments, and 3 studio apartments. This project is located within the East Pasadena - San Gabriel Community Standards District (CSD).
2. The subject property encompasses two parcels at 8946 - 8950 Duarte Road, and Assessor's Parcel Numbers 5381001011 and 5381001047. The subject property is located on the south side of Duarte Road between Rosemead Boulevard and Sultana Avenue in the South Santa Anita - Temple City Zoned District.
3. The 0.66-acre subject property is developed with one single-family dwelling.
4. Zoning on the site is C-1-DP (Restricted Business - Development Program). Pursuant to Chapter 22.40, Part 2 of the County Code, if a conditional use permit has been obtained, property in Zone ()-DP may be used for any use permitted in the basic zone subject to the conditions and limitations of the conditional use permit, including an approved development program. Residential uses are allowed in the C-1 zone with a conditional use permit.
5. The surrounding properties are zoned as follows:

North:	Commercial uses C-1
South:	Multi-family residences R-3 (Limited Multiple Residence)
East:	Commercial businesses including a gas station and car wash C-1
West:	Residential single-family residences R-A (Residential Agricultural)
6. Surrounding land uses within 500 feet include:

North:	Single-family and multi-family residences, commercial
South:	Single-family and multi-family residences
East:	Single-family residences
West:	Single-family and multi-residences, gas station
7. Previous cases filed on the subject property include Zone Changes 164, 5772, and 4229, and Conditional Use Permit 01-164.

- Zone Change 01-164-(5) and Conditional Use Permit No. 01-164-(5) were concurrently approved by the Board of Supervisors on October 29, 2002, for a conditional use permit to construct, operate, and maintain an 18,000-square-foot two-story office building and a change in zoning on the subject property from R-3-35U (Limited Multiple Residence, 35 units maximum), P (Parking), and C-1 to C-1-DP.
 - Zone Change 5772 was approved for the western property (8946 Duarte Road) in April 1972 for a zone change from R-A to R-3-35U (Limited Multiple Residence with a restriction of 35 units per net acre).
 - Zone Change 4229 was approved for the eastern property (8950 Duarte Road) in May 1962 for a zone change to C-1 & P (Restricted Business with a parking zone).
8. The subject property is designated as "3" or Medium Density Residential in the Los Angeles County General Plan. This designation allows for multiple unit development including garden apartments and multi-plex development in addition to high-density townhouse developments. This land use designation allows for 12 to 22 dwelling units per acre.
 9. According to the Land Use Element of the County of Los Angeles General Plan, more concentrated urban development for residential infill projects is supported. As stated in the General Plan, "new residential development within existing urban areas not covered by a more detailed local plan may be permitted at densities exceeding those depicted on the Land Use Policy Map," provided that the applicant meets several criteria. The applicant has responded to these criteria and asserted that the proposed project will not adversely affect the character of the community and the project site is of sufficient size to accommodate the building design. The project site is 29,021 square feet with a proposed building footprint of 11,530 with a total living space of 22,087 square feet. Landscaping would cover approximately 23 percent of the property, including a 27-foot landscaped front yard setback. Subject to the modifications and conditions imposed by the Board, including a reduction in the height of the buildings from three stories to two stories, and a reduction in the number of units from 28 to no more than 25, the Board finds that the project meets all other criteria to allow exceeding density depicted in Land Use Policy Map.
 10. The site plan submitted by the applicant depicted the proposed senior apartment building with two three-story buildings on two tied lots fronting Duarte Road, with a vehicular access off of Duarte Road. The buildings range in height, with a maximum height of 33 feet, 9 inches. The massing of the building is concentrated on the eastern portions of the properties.

The proposed unit mix included 3 studios, 17 one bedrooms, and 8 two bedrooms with 30 at grade parking spaces. A portion of the resident parking is shown as being covered with two floors of apartments above. Landscaping is depicted as covering approximately 23 percent of the project site, with a majority of the open space concentrated along the street frontage as well as in the interior corridor. A six foot concrete wall, replacing the existing block wall, is shown along the perimeter of the building along the southern, eastern, and western boundaries.

11. The applicant requested modifications to the following provisions of Title 22:
 - Section 22.44.135 - for structures exceeding 17 feet in height and which are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be set back an additional floor for every additional foot in height.
12. The Department of Regional Planning ("Department") determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act ("CEQA") reporting requirements.
13. A total of 374 public hearing notices for proceedings before the Regional Planning Commission ("Commission") were mailed out to property owners within 1,000 feet of the subject property on August 7, 2007, regarding the subject request. The notice was published in the *San Gabriel Valley Tribune* and *La Opinion* newspapers on August 2, 2007. Case-related material, including the hearing notice, factual, and burden of proof, was available on or before August 7, 2007, at the Temple City County Library located at 5939 Golden West Avenue. According to the applicant, the hearing notice was posted on the property for 30 days prior to the public hearing.
14. Six letters in opposition were received to the request while it was before the Commission. Concerns stated in the letters included increased traffic in relation to the new development and opposition to the number of stories of the proposed complex. Three neighborhood residents commented in opposition to the request at the Commission's hearing. Comments included concerns over location of the trash receptacle too close to residents, parking availability, and increased traffic. A petition with 15 signatures in opposition to the request was received. Concerns stated in the petition included opposition to the purportedly limited number of parking spaces provided, concerns over increased auto traffic due to the project, concern of air pollution, pedestrian safety, noise pollution, and overall alleged incompatibility of the project with the neighborhood character.

15. The Commission recognized the precedent setting nature of this development for the surrounding area with respect to height and mass but found that the project was consistent and compatible with current and future development trends. The Commission further found that the location proposed is suitable for this type of development.
16. The Board of Supervisors conducted its public hearing on the proposal on January 22, 2008, in response to an appeal from a project opponent. The Board heard testimony both in favor of and in opposition to the proposal.
17. The applicant's representative emphasized that the proposal would provide a beneficial buffer between existing residential and commercial communities and that the project provided 61 percent more parking than would be required by normal County parking requirements.
18. Opposition comments focused upon the adverse impacts that three-story buildings on the subject property would have on the adjacent residential dwellings due to their scale and their impact on privacy for some of the residential lots. Concerns were also expressed regarding the existing high volumes of traffic that characterized the area and the potential on-street parking demands that the project would create.
19. In consideration of the evidence presented, the Board reduced the project density from 28 to 25 senior citizen apartment units and limited the height of both of the proposed buildings to two stories and no more than 26 feet. The approval motion also specified that 28 parking spaces must be provided and that additional setbacks must be provided from the Sultana Avenue property line on the west to further buffer the proposed buildings from the existing residences.
20. The Board finds that the Negative Declaration prepared for the more intensive initial proposal adequately describes the environmental consequences of the project as revised by the Board and reflects the independent judgment of the Board. The Board finds that based upon all the evidence presented, there is no substantial evidence that the project will have an adverse impact on the environment.
21. With the required modifications, the Board finds that the project meets all of the requirements necessary for the issuance of a conditional use permit and will provide beneficial senior citizen housing opportunities.
22. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that at the conclusion of its hearing on this matter it approved and adopted the Negative Declaration prepared for the project and determined that there is no substantial evidence that the project will have a significant impact on the environment and that the Negative Declaration reflects the independent judgment of the Board; and
- 2. Approves Conditional Use Permit No. 200500118-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 200500118-(5)

1. This grant authorizes the construction, operation, and maintenance of a residential development consisting of a maximum of 25 senior dwelling units with at-grade parking, including 18,559 square feet of residential space, as depicted on the approved Exhibit "A," subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8 and until all required monies have been paid pursuant to Conditions No. 10, 11, and 12.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested in writing with the applicable fee, at least six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder and a recorded copy shall be provided to the Director of the Department ("Director"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. This grant shall terminate on August 14, 2048. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$3,000. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for twenty (20) biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).

11. A processing fee shall be remitted to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code. The current total fee amount is \$1,850.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Regional Planning Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said bureau.
15. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous marking occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matched, as closely as possible, the color of the adjacent surfaces.
18. The permittee shall file and record a covenant and agreement to hold the parcels as one. The permittee shall submit a copy of the document to be recorded to the

Department for review and approval prior to recordation. Upon recordation, an official copy of the recorded covenant and agreement shall be provided to the Director.

19. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval five (5) copies of site plans, similar to Exhibit "A" as presented at the public hearing. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
20. To ensure adherence of development in accordance with the site plan on file for this grant, within ninety (90) days of the approval date, the permittee shall submit to the Director for review and approval five (5) copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described above. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, including proper pruning, weeding, litter removal, fertilizing, and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover. The landscape plan shall provide for the retention of the mature pine tree at the northwest corner of the subject property in so far as it is not in the public right-of-way or project driveway path, if feasible. The plan should also be prepared so as to save as many existing additional trees as possible. Additionally, as part of the landscape plan, screening trees shall be planted at the southwest corner of the property to provide visual buffer to soften neighbors' views of the project. New trees shall be 24 inches or larger.
21. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a lighting plan. All exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off after 9:00 p.m., with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading throughout the complex.
22. Within ninety (90) days of the approval date of the grant, the permittee shall submit for review and approval by the Department and County Counsel a deed restriction, covenant, or similar document running with the land for the benefit of the County of Los Angeles, suitable for recordation in the Office of the County Recorder, providing that the residential occupancy of the development be limited to a senior citizens housing development for the lifetime of the facility. The covenant shall also set forth all of the requirements under state and federal fair

housing laws to qualify it for treatment as "housing for older persons," as defined in those state and federal laws. Said document shall contain remedies for violations of the covenant including but not limited to monetary penalties. The approved document shall be recorded prior to the issuance of a building permit.

23. A minimum of 28 parking spaces shall be provided on site. At least one of these spaces shall be reserved for persons with disabilities and at least one shall be van accessible. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. A minimum of one Type A, 12 feet x 24 inch loading space shall be provided.
24. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 16, 2006, except as otherwise required by said department.
25. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandum dated April 10, 2007, except as otherwise required by said department.
26. Pursuant to Chapter 22.72 of the County Code, the permittee shall pay a fee to the County of Los Angeles Public Library prior to the issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department. The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.
27. Pursuant to Chapter 22.44.135 of the County Code, the permittee shall ensure that all exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety. Lighting shall be directed away from surrounding residences.
28. The western perimeter wall shall be eight feet in height. Plans shall be subject to approval by the Director.
29. The trash receptacle area is to be located to the east side of the driveway, away from single-family residents. Revised plans shall be subject to approval by the Director.
30. The height of both buildings shall not exceed two stories or twenty-six feet, whichever is higher.

31. The first floor of the westerly building shall be set back a minimum of 13 and one-half feet from the property line adjoining single-family homes to the west on Sultana Avenue.
32. The second floor of the westerly building shall be set back a minimum of eighteen feet from the property line adjoining single-family homes to the west on Sultana Avenue.

Attachments:

Department of Public Works letter dated March 16, 2006

Fire Department letter dated April 10, 2007



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-4

March 16, 2006

TO: Russell Fricano
Zoning Permits Section I
Department of Regional Planning

FROM: Barry S. Witler *Barry S. Witler*
Transportation Planning and Subdivision Review Section
Land Development Division

~~CONDITIONAL USE PERMIT NO. R2005-01996~~

Project No.

We have reviewed the subject Conditional Use Permit (CUP) in East San Gabriel in the vicinity of Duarte Road and Rosemead Boulevard (8946 and 8950 Duarte Road). This CUP is for the construction of 28-senior apartments with on-grade parking.

If this CUP is approved, we recommend the following conditions:

1. Dedicate the right to restrict vehicular access on Duarte Road along the property frontage.
2. Construct curb, gutter, base, pavement, and full-width sidewalk on Duarte Road for widening. The proposed curb line shall be located 42 feet from centerline.
3. Submit a 40-foot scale conceptual striping plan. This plan shall include a left-turn pocket into the proposed, property, otherwise this property will be restricted to right-turn- ingress and-egress.

A revised site plan is required to show the following additional information:

4. Show all existing driveways on Duarte Road on the site plan.

5. Provide a minimum spacing of 25 feet between the right of way line and the first parking stall.
6. Clarify the extent of the "New R/W" labeled on the site plan. The existing right of way fronting the subject properties is 100 feet.
7. Provide adequate sight distance for 65-mile-per-hour design speed (725 feet) on Duarte Road from the proposed driveway within public right of way or air space dedicated and maintained for line of sight purposes. Please show the sight distance analysis on the site plan. This may involve removing, relocating, or modifying the proposed wooden sign (east side of the proposed driveway), the proposed 6-foot-high C.M.U. wall (west side of the proposed driveway), and/or the existing landscaped area (west side of the proposed driveway).

For any questions regarding Item Nos. 3 through 7, please contact Matthew Dubiel at (626) 300-4862 or Sam Richard at (626) 300-4842 of our Traffic and Lighting Division.

8. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement on Duarte Road along the property frontage to the satisfaction of Public Works.
9. Comply with the following streetlighting requirements to the satisfaction of Public Works.
 - a. Provide streetlights on concrete poles with underground wiring on Duarte Road along the property frontage. Streetlighting plans must be approved by the Street Lighting Section. For additional information, please contact our Street Lighting Section at (626) 300-4726.
 - b. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the streetlights in the amount of \$12,000. The applicant shall comply with the conditions of acceptance listed below in order for the lighting district to pay for future operation and maintenance of streetlights. The streetlights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - c. All streetlights in the project or approved project phase must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of

Russell Fricano
March 16, 2006
Page 3

the previous year, the lighting district can assume responsibility for the operation and maintenance of the streetlights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

10. Plant street trees on Duarte Road to the satisfaction of Public Works.

WH:ca

P:\LDPUB\TRANS\CUPS\CUPR2005-01996 CONSTRUCTION OF SENIOR APARTMENTS WITH ON-GRADE PARKING.

cc: Traffic and Lighting (Chow, Chon)

Regional Planning
Kum Szalay



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: April 10, 2007

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2005-01996

LOCATION: 8946 - 8950 E. Duarte Rd.

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 2250 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Install Public and/or On-site and/or Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Approved for Public Hearing.
- ☒ Location: Per Sunny Slope Water Co. the existing fire hydrants are adequate. A new fire flow form will be required during the Building Plan Check process.
- ☒ Access: Access as shown on the site plan is adequate.
- ☒ Special Requirements: Submit a full set of architectural plans to Fire Prevention Engineering Section prior to issuance of building permit. Contact Fire Prevention for specifics regarding submittal (323) 890-4125.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Nancy Rodeheffer

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783